



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



July 1, 2014

Richard J. Bruckner  
Director

Mary Gin  
16112 Sunnyview Terrace  
Hacienda Heights, CA 91745

**REGARDING: PROJECT NO. R2012-02580-(1)  
NONCONFORMING REVIEW NO. 201200008  
8506 S. Santa Fe Ave., Walnut Park (APN: 6202032021)**

Hearing Officer Alex Garcia, by his action of **July 1, 2014**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **July 15, 2014**. **Appeals must be delivered in person.**

**Appeals:** To file an appeal, please contact:  
Regional Planning Commission, Attn: Commission Secretary  
Room 1350, Hall of Records  
320 West Temple Street, Los Angeles, CA 90012  
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Travis Seawards of the Zoning Permits West Section at (213) 974-6462, or by email at TSeawards@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner

  
Mi Kim, Supervising Regional Planner  
Zoning Permits West Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)  
c: DPW (Building and Safety); Zoning Enforcement;

MKK:TSS

**FINDINGS OF THE HEARING OFFICER  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-02580-(1)  
NONCONFORMING REVIEW PERMIT NO. 201200008**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Nonconforming Review No. 201200008 ("NCR") on July 1, 2014.
2. The permittee, Carson and Mary Gin ("permittee"), requests the NCR to authorize the continued use of a legally nonconforming neighborhood market in the R-3-NR (Unlimited Multiple Residence – Neighborhood Revitalization) Zone ("Project") on a property located at 8506 S. Santa Fe Avenue in the unincorporated community of Walnut Park ("Project Site"), pursuant to Los Angeles County Code ("County Code") section 22.56.1510.
3. The Project Site is .10 gross acres in size and consists of one legal lot. The Project Site is triangular in shape with level topography and is developed with an existing one story, 1,750-square-foot neighborhood market, and an attached, one-story, 650-square-foot single-family residence.
4. The Project Site is located in the Walnut Park Zoned District and is currently zoned R-3-NR.
5. The Project Site is located within the Neighborhood Revitalization (NR) land use category under the Walnut Park Neighborhood Plan.
6. Surrounding Zoning within a 500-foot radius includes:
  - North: R-3-NR
  - South: R-3-NR
  - East: R-3-NR
  - West: R-3-NR
7. Surrounding land uses within a 500-foot radius include:
  - North: Single-family and multi-family residences
  - South: Single-family and multi-family residences, railroad tracks, and heavy manufacturing
  - East: Single-family and multi-family residences
  - West: Single-family and multi-family residences
8. There have been two previous Nonconforming Review approvals for the site. Nonconforming Review No. 109 approved the existing market and attached single-family residence on May 25, 1977 and expired on May 25, 1993. Nonconforming Review No. 93002-(1) again approved the existing market and attached single-family residence on April 20, 1993 and expired on April 6, 2013.

9. The site plan for the Project depicts a .10-acre, triangular-shaped parcel at the intersection of Santa Fe Avenue and Poplar Place that is developed with an existing 1,750-square-foot neighborhood market, and an attached 650-square-foot, single-family residential unit. There is a 9-foot, 6-inch wide driveway off of Santa Fe Avenue that provides access to the single-family residence. A 203-square-foot yard runs along the south of the house and in front of the market and is enclosed by a four-foot-tall chain link fence.
10. The Project Site is accessible via Santa Fe Avenue and Poplar Place. Primary pedestrian access to the Project Site will be via an entrance/exit on the front corner of the market.
11. The Project Site does not provide vehicular parking for the market. All parking for the market is on-street parking. There is a one-car garage for the residential unit.
12. Prior to the Hearing Officer's public hearing on the Project, the permittee addressed several existing zoning violations on the property. The permittee has re-painted the market's façade, has removed all unpermitted signs, and has installed new, conforming signage.
13. The County Department of Public Works ("Public Works") recommends approval of this Project and has recommended conditions of approval, which are included in the Project's conditions. The County Fire Department ("Fire Department") reviewed and cleared the Project for adequate fire access, water flow, and fire suppression technology.
14. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities Categorical Exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued use of a legally nonconforming neighborhood market with no expansion of the use.
15. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearing by mail, newspaper, and property posting.
16. Prior to the Hearing Officer's public hearing, staff did not receive any calls or notice of public opposition to the Project.
17. A duly noticed public hearing was held on July 1, 2014 before the Hearing Officer. The applicant's representative, Mary Gin, presented testimony in favor of the request and answered questions presented by the Hearing Officer. Ms. Gin requested that the grant period be extended an extra five years (25 years total), however the Hearing Officer did not approve this request, stating that as an existing

nonconforming use, this permit would grant another 20 years of use at the site, which is lengthy, and the County needs to retain its ability to re-zone this area as needed based on future development trends. The Hearing Officer also clarified that no obstacles are allowed in the public-right-of-way, and that the water dispenser can stay on if it does not encroach into the sidewalk right-of-way. There being no further testimony, the Hearing Officer closed the public hearing and adopted the Project.

18. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan and the Walnut Park Neighborhood Plan. The project site is designated NR (Neighborhood Revitalization) by the Walnut Park Neighborhood Plan. The NR land use category is intended for single-family detached residences, two-family residences, and multi-family residences, up to 30 dwelling units per acre for parcels over 40,000 square feet. The project site is an existing market and attached single-family residence. The market has been operating at the project site for approximately 70 years, before the implementation of land use and zoning regulations. As such, the project site qualifies as a legal nonconforming use.
19. The Hearing Officer finds that the Project is consistent with the goals and policies of the Walnut Park Neighborhood Plan, which state that *"Along Santa Fe Avenue, encourage the mixing of land uses (commercial and residential), with appropriate controls to ensure compatibility"*. The project site is located on Santa Fe Avenue and is a mix of commercial and residential uses and is at the same scale of the development in the surrounding area.
20. The Hearing Officer finds that the Project has existing licenses to sell alcohol from the Department of Alcoholic Beverage Control that pre-date the 1992 Regional Planning ordinance that requires a conditional use permit for alcohol sales.
21. The Hearing Officer finds that the Project is legally nonconforming for yard requirements in the R-3 Zone, as set forth in Section 22.44.114.F.1.a of the County Code. Current standards require the project to provide a 20-foot front yard setback a 5-foot side yard setback, and a 15-foot rear yard setback. The structures were established prior to these requirements and provide a varying front yard setback with a maximum width of 18 feet, no side or corner setback, and no rear yard setback.
22. The Hearing Officer finds that the Project is legally nonconforming for fence requirements as set forth in Section 22.48.160 of the County Code. The Project is required to provide a fence in the front yard that does not exceed a height of three and on-half feet, and a four-foot tall fence that was established prior to the current standard is provided.
23. The Hearing Officer finds that the Project is legally nonconforming for parking requirements as set forth in Sections 22.52.1100 and 22.52.1180 of the County Code. The Project is required to provide two-covered parking spaces for residences, and commercial uses such as markets are required to provide one space for each 250 square feet of floor area. The project site was established prior to current parking standards and contains one covered parking space for the residence and no parking is provided for the market.

24. The Hearing Officer finds that the Project is in compliance with the sign requirements set forth in the County Code. Section 22.44.114.D.2.c.1 of the County Code allows 2.0 square feet of signage for every linear foot of store frontage, and stores on a corner parcel are allowed two signs. There are 56 linear feet of store frontage, and two existing wall-mounted signs that total 48 square-feet of signage.
25. The Hearing Officer finds that the structure has been legally established as a commercial business and neighborhood market for over 70 years with no negative impacts on the surrounding community.
26. The Hearing Officer finds that the Project does not adversely affect the health, peace, or welfare of persons residing or working in the surrounding area. The existing neighborhood market is located on a residentially-zoned parcel. The project site is compatible with the development of surrounding community and has a positive impact on the neighborhood. The market has been operating for approximately 70 years and provides essential goods and service to local residents, many of whom walk to the subject property. There is no history of zoning violations or community complaints. The owner has also made significant improvements to the exterior of the business and provides important goods to the surrounding neighborhood residents.
27. The Hearing Officer finds that the Project is not detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site. There is no history of zoning violations or community complaints. The current owner has made significant investments and changes to the property. The exterior has been repainted and new signage has been installed. There is no on-site parking for the market, however, many residents walk to the market, and there is ample street parking as well. The project site is non-compliant with the current development standards for yards, walls, fences, parking, and landscaping. However, the existing setbacks and walls, height, and massing for the market and attached single-family residence remain compatible with adjacent properties.
28. The Hearing Officer finds that the Project does not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The existing market is located at an intersection along Santa Fe Avenue, which is a well-travelled corridor in the community. The project does not propose any change in use or increase in activity on the site, and the project site is adequately served by existing streets and public services. There has been no record of complaints regarding safety or the sale of alcohol at the market.
29. The Hearing Officer finds that the business is well-integrated into the fabric of the community. As a small neighborhood market, the business does not create traffic or other impacts to the community, and is not a menace to public health, safety or general welfare of residents in the area.
30. The Hearing Officer finds that the Project is compatible with the existing land use patten and community character of the area. The existing market has been a legally

established, nonconforming use for over 70 years and provides important goods and services to the local neighborhood. The owner has made visible improvements to the site. The market was re-painted and new signage was implemented. The interior of the market is also cleanly maintained. The existing market is well-integrated into the fabric of the community and the owner has demonstrated a good faith effort to be a good business operator and ensure the market stays compatible with the neighborhood.

31. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses and allow the amortization of the investment made on the property, it is necessary to limit the Nonconforming Review to 20 years.
32. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Lennox community. On May 20, 2014, a total of 139 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as One (1) notice to those on the courtesy mailing list for the Walnut Park Zoned District and to any additional interested parties.
33. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

Regarding the Nonconforming Use, Building, and Structure Review

- A. The cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.
- B. The Project does not adversely affect the health, peace or welfare of persons residing or working in the surrounding area.
- C. The Project is not materially detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site.
- D. The Project does not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

**THEREFORE, THE HEARING OFFICER:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Nonconforming Review Number 201200008, subject to the attached conditions.

**ACTION DATE: July 1, 2014**

MKK:TSS  
5/15/14

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-02580-(1)  
NONCONFORMING REVIEW PERMIT NO. 201200008**

**PROJECT DESCRIPTION**

The project is a Nonconforming Use, Building, and Structure Review for the continued operation of a legally, nonconforming neighborhood market in the R-3-NR (Unlimited Multiple Residence – Neighborhood Revitalization) Zone, subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“Regional Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning’s cooperation in the defense,



including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on July 1, 2034.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Nonconforming Review application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the neighborhood market and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a

violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$2,000. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for ten (10) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent

information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **September 1, 2014**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the continued operation of a legally, nonconforming neighborhood market in the R-3-NR (Unlimited Multiple Residence – Neighborhood Revitalization) Zone.
20. Outside storage is not permitted on the subject property.
21. The permittee shall remove all unpermitted equipment, such as donation boxes, from the public right-of-way.
22. The permittee shall maintain the public right-of-way in a clean and orderly manner. No equipment, such as water dispensers, are allowed in the public right-of-way.
23. The placement of portable signs, temporary signs or banners on the sidewalk, fencing, or walls of the property are prohibited.
24. The hours of operation shall be limited to 7:00 a.m. to 10:00 p.m., seven days a week.
25. As agreed to by the permittee, the permittee shall not install or maintain video games, pool tables, or similar game activities or equipment on site.

26. As agreed to by the permittee, the permittee shall not have other coin operated amusements, such as small carousel rides or similar riding machines, at any time, with the exception of official State Lottery machines.
27. As agreed to by the permittee, there shall be no beer sold in containers under one quart or in less than six-pack quantities.
28. As agreed to by the permittee, the beer in containers of 16 ounces or less shall not be sold by single container, but must be sold in manufacturer pre-packaged multi-unit quantities. The permittee shall post signs on the coolers and cashier station stating the selling of single containers of beer is prohibited;
29. As agreed to by the permittee, there shall be no wine, with the exception of wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities;
30. As agreed to by the permittee, loitering, begging or soliciting for employment shall not be allowed on the premises or that area adjacent to the premises over which the permittee has control. It shall be the responsibility of the permittee to ensure that these activities do not occur.
31. As agreed to by the permittee, no alcoholic beverages shall be consumed on site or on any property adjacent to the premises which is under the control of the permittee. There shall be an adequate number of signs posting this prohibition.
32. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated March 17, 2014.
33. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated December 19, 2013.

Attachments:

Public Works Department Letter dated April 24, 2014  
Fire Department Letter dated December 19, 2013



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

March 17, 2014

IN REPLY PLEASE  
REFER TO FILE LD-2

TO: Mi Kim  
Zoning Permits West Section  
Department of Regional Planning

Attention: Travis Seawards

FROM:  Steve Burger  
Land Development Division  
Department of Public Works

**NONCONFORMING REVIEW (NCR) NO. 201200280**  
**PROJECT NO. R2012-02580-(1)**  
**8506 SOUTH SANTA FE AVENUE**  
**ASSESSOR'S MAP BOOK NO. 6202, PAGE 32, PARCEL NO. 21**  
**UNINCORPORATED COUNTY AREA OF WALNUT PARK**

- ☒ Public Works recommends approval of this NCR.
- ☐ Public Works does NOT recommend approval of this NCR.

We reviewed the site plan for NCR201200280 located at 8506 South Santa Fe Avenue in the unincorporated County area of Walnut Park. The project is to authorize the continued use of an existing market with an attached single-family residence in the R-3-NR (Unlimited Multiple Residence-Neighborhood Revitalization) Zone. The existing building has been established since 1938 and is currently encroaching within Santa Fe Avenue right of way. The previous CUP approvals did not mention the encroachment; however, since no changes or improvements have been proposed as part of the project, no additional acquisition of right of way will be required at this time.

**Upon approval of the site plan, we recommend the following conditions:**

1. Road

- 1.1 The existing curb ramp fronting the project site at the intersection of Santa Fe Avenue and Poplar Place shall only be used for its intended purpose, which is for pedestrian travel only. Vehicular travel is not allowed on curb ramps. The intended purpose of curb ramps for pedestrian use only can

Mi Kim  
March 17, 2014  
Page 2

be found by referencing the provisions in Section 16.16.090(A) of the Los Angeles County Zoning Code and Title II, Section 35.150(d), of the Americans with Disabilities Act guidelines. In addition, per Section 22.52.1060H of the County's Zoning Code, parking spaces shall not encroach on or extend over the sidewalk and, therefore, the orientation of the existing site and building prohibits on-site parking.

- 1.2 Permission is granted to waive the additional five feet of right-of-way dedication on Poplar Place since the existing development pattern would prevent any future widening and full compliance with local street right-of-way requirements.
- 1.3 Comply with all previous Public Works conditions of approval as it relates to NCR 93002-(1), which is attached for reference.

If you have any questions or require additional information, please contact Teni Mardirosian of Public Works' Land Development Division at (626) 458-4910 or [tmardirosian@dpw.lacounty.gov](mailto:tmardirosian@dpw.lacounty.gov).

TM:tb

P:\dpub\SUBPCHECK\Plan Checking Files\Zoning Permits\WCR\NCR 201200280\01-28-2014 Submittal\NCR201200280.docx

Attach.



# COUNTY OF LOS ANGELES FIRE DEPARTMENT

## Fire Prevention Division – Land Development Unit

5823 Rickenbacker Road  
Commerce, California 90040-3027  
Office (323) 890-4243, Fax (323) 890-9783

REVISED CONDITIONS

Supersedes Fire Dept. Conditions Dated 07/05/13

DATE: December 19, 2013

SITE PLAN DATE: 10/20/12

TO: Department of Regional Planning  
Zoning Permits - Travis Seawards

PROJECT #: NCR R2012-02580

LOCATION: 8506 Santa Fe Avenue, Huntington Park

- ☐ The Fire Department Land Development Unit has no additional requirements for this permit.
- ☐ The required fire flow for this development is \_\_\_\_\_ gallons per minute for \_\_\_\_\_ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ All fire hydrants shall be 6" X 4" X 2 1/2" and conform to AWWA C503-75 or approved equal standard. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Install \_\_\_\_\_ public fire hydrant(s).  
Install \_\_\_\_\_ private on-site fire hydrant(s).  
Provide Fire Flow Test for \_\_\_\_\_ existing public fire hydrant(s).
- ☒ Water: Per the fire flow test performed by the Walnut Park Mutual Water Co. dated 12/09/13, the fire flow is adequate for this project.
- ☒ Access: Maintain access to within 150 feet of all exterior portions of the existing building.
- ☐ Conditions for Approval:
- ☒ Comments: The proposed project is "cleared" to proceed to public hearing

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: *Wally Collins*